

**Section 6-203.5
R-2A Residential District**

SECTION 6-203.5 R-2A RESIDENTIAL DISTRICT.

(Entire Section Ord. 4217 – 2/5/07)

- A. **Purpose.** The R-2A District is established to bring existing lots into conformance with zoning standards and facilitate remodeling and additions. The R-2A Residential District shall not apply to lots recorded after January 1, 2006. protect, promote and maintain the development of single-family detached housing and limited public and institutional uses that are compatible with the surrounding residential neighborhood. The development standards and range of allowable uses are designed to provide for residential living at a slightly higher density of development than that of the R-1 district.
- B. **Permitted Uses.** The following uses may be established as permitted uses in the R-2A District, in accordance with the procedures established in Section 5-101 through 5-104:
1. Accessory uses, as provided in Section 6-302;
 - a. Garages for three (3) vehicles;
 - b. Accessory four (4) vehicle garage if it is side-load and not facing a public street;
 2. Bus stop shelters owned and maintained by the Village provided that:
 - a. No bus stop shelter is located within thirty-five (35) feet of a street intersection or within a clear sight triangle identified in Section 6-301(E); and
 - b. The design of the bus shelter is compatible with development of nearby properties.
 3. Day Care Home;
 4. Golf courses, including uses normally ancillary to such uses, such as restaurants, but not including commercially operated driving ranges or miniature golf courses, provided that such ancillary uses, parking and all structures are located at least five hundred (500) feet from any lot line;
 5. Parks, forest preserves and recreational areas, provided that any parking lots are located at least 500 feet from any lot line;
 6. Single family detached dwellings, provided that no more than ten (10) dwellings are proposed for any single development; and
 7. Small residential-care homes with 1-5 residents, provided that:
 - a. The use is licensed by the applicable State agency; and
 - b. The home is located no closer than 450 feet to any other residential-care home, nursing home or congregate elderly housing facility.

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~~C. **Minor Special Uses.** The following may be established as minor special uses in the R-2A District, in accordance with the procedures and standards set forth in Section 5-105(H):~~

- ~~1. Bus stop shelters maintained by the Village provided that:
 - ~~a. No bus stop shelter is located within thirty-five (35) feet of a street intersection or within a clear sight triangle identified in Section 6-301(E); and~~
 - ~~b. The design of the bus shelter is compatible with development of nearby properties.^(2/07)~~~~
- ~~2. Cemeteries;~~
- ~~3. Garages for more than three (3) vehicles, unless the garage is side-load and not facing a public street and does not exceed four (4) vehicles. The width of which cannot exceed 35% of the lot frontage if garage doors face the street.~~
- ~~4. Medium-sized residential-care homes with 6, 7 or 8 residents, provided that:
 - ~~a. The use is licensed by the applicable State agency; and~~
 - ~~b. The home is located no closer than 660 feet to any other residential-care home, nursing home or congregate elderly housing facility.~~~~

C. Major Special Uses. The following uses may be established as major special uses in the R-2A District, in accordance with the procedures and standards set forth in Section 5-105(I):

- 1. Cemeteries;**
- 2. Convents, monasteries and schools, limited to public and private not-for-profit preschools, elementary and secondary schools and colleges/universities with day and boarding programs, provided that:**
 - a. The use is located on a lot at least five (5) acres in area;**
 - b. No building is located within twenty-five (25) feet of a side lot line; and**
 - c. The use is located no closer than 1,000 feet to any other boarding school, college, seminary, convent, monastery, residential-care home, nursing home, congregate elderly housing facility.**
- 3. Governmental uses;**
- 4. Medium-sized residential-care homes with 6, 7 or 8 residents, provided that:**
 - a. The use is licensed by the applicable State agency; and**

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b. The home is located no closer than 660 feet to any other residential-care home, nursing home or congregate elderly housing facility.

5. Places of worship with which may include overnight shelter for up to eight (8) adults provided that:

a. The use is located on a lot not less than 12,000 square feet and a width of ninety (90) feet; and

b. No structure is located within twenty-five (25) feet of a side lot line.

6. Residential planned development provided that:

a. The dwelling units are located on the property to ensure adequate privacy for residents, such as by the separation of building or landscaping between buildings;

b. No more than one (1) dwelling unit for every 1/2 gross acre of land is permitted, unless a critical and sensitive area located on the map identified

in the Village's Comprehensive Plan is present on the parcel proposed for development, in which event smaller lots may be permitted provided that:

1. the overall density is not increased;

2. no lot is less than 12,500 square feet; and

3. the side setback is no less than twenty-five (25) percent of the width of the lot.

c. Buildings are oriented to provide views of common open space, forests, valleys, ponds and hills to the maximum extent practicable; and

d. Streets are designed to follow natural soils and contours and provide a variety of views and approaches.

7. Public utility structures, other than electrical generating facilities, provided that:

a. No building is located within twenty-five (25) feet of a side lot line;

b. The facility is constructed and operated to comply with all applicable local, state and federal regulations; and

c. No above-ground structure for the treatment or disposal of wastewater and no surface disposal of wastewater is located within 300 feet of any stream or other body of water or any existing or proposed dwelling; and

d. The standards of Section 6-311 are met for the applicable structures/

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utilities.

D. Minimum Lot Sizes. Except as provided by special use permit, no principal use in the R-2A District shall be permitted on a lot less than 15,000 square feet in area and a width of less than one hundred (100) feet adding 10% for a corner lot width. Lots fronting cul-de-sac bulbs shall have a minimum lot width of fifty (50) feet at the right-of-way line and meet zoning district lot width at the front setback.

E. Setbacks. The following setback standards shall apply in the R-2A District. For square corner lots, the "front" setback shall be considered to be the yard where the main door is located; the other yard shall therefore be considered to be the "side" setback.

1. **Front.**

- a. Major or minor arterial: Forty-five (45) feet from the property line or eighty (80) feet from the center line of the right-of-way, whichever distance is greater.
- b. Major collector: Forty (40) feet from the property line or seventy (70) feet from the center line of the right-of-way, whichever distance is greater.
- c. All other streets: Thirty (30) feet from the property line or sixty (60) feet from the center line of the right-of-way, whichever distance is greater.
- d. Front porches may have a reduced setback of five (5) additional feet.

2. **Side.** All streets: Not less than 10% of the width of the lot on each side of the principal building to the side lot line. Side yards with side loading garages shall be a minimum of 20 feet and the driveway must be a minimum of three (3) feet from the nearest side property line. Any associated retaining wall cannot exceed two (2) feet in height, nor be closer than three (3) feet to the nearest side property line. For irregular lots, not less than 10 feet on each side of the principal building to the side lot line

3. **Corner Side.**

- a. Major or minor arterial: Twenty five (25) feet from the property line or eighty (80) feet from the center line of the adjacent right-of-way, if any, whichever distance is greater.
- b. Major collector: Twenty (20) feet from the property line or seventy (70) feet from the center line of the adjacent right-of-way, if any, whichever distance is greater.
- c. All other streets: Fifteen (15) feet from the property line or fifty (50) feet from the center line of the adjacent right-of-way, if any, whichever is greater.

4. **Rear.**

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- a. Major or minor arterial: Forty-five (45) feet from the property line or eighty (80) feet from the center line of the right-of-way, whichever distance is greater.
- b. Major collector: Forty (40) feet from the property line or seventy (70) feet from the center line of the right-of-way, whichever distance is greater.
- c. All other streets: Thirty (30) feet from the property line ~~or sixty (60) feet from the center line of the right-of-way, whichever distance is greater.~~

F. Lot Coverage. ~~No more than twenty-five percent (25%) of the area of the parcel proposed for development may be occupied by structures.~~ **No more than thirty-five percent (35%) of the area of the parcel for the proposed development's principal structure (e.g. house) and its associated pavement shall be impervious. An additional five percent (5%) of the area of the parcel may be used for permitted accessory structures, pavement and uses without following variance procedures (refer to Section 6-302 for permitted accessory structures and uses). For places of worship and/or institutional uses, no more than seventy percent (70%) of the area of the parcel proposed for development shall be impervious. For the purposes of lot coverage determination, with regard to detention/ retention areas, lot coverage:**

- 1. **For dry bottom and wetland bottom detention/ retention areas shall be considered impervious below the level of the invert of the outlet;**
- 2. **For wet bottom detention/ retention areas shall be considered impervious below the normal water line.**

G. Height. No structure may exceed thirty feet (30) to the mean height of the roof. If the distance between the subject building and existing adjacent buildings is less than fifteen (15) feet, then the mean height of the subject building shall not exceed the mean height of adjacent buildings by more than ten (10) feet.

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